



FOR SALE

YOUR SEARCH FOR SWEET, SIMPLE, AND READY-TO-MOVE-IN CONVENIENCE ENDS HERE!

Perfectly suited to first home buyers and investors, this updated 2-bedroom villa is positioned in the highly sought-after suburb of Leumeah—just 850m from Leumeah Station, Wests Leagues Club, and Campbelltown Sports Stadium.

Property Highlights:

- Freshly updated interiors including new paint and few LED lighting
- Spacious lounge and dining area adjoining a well-appointed kitchen
- Large kitchen featuring stainless steel appliances and ample storage
- Two generous bedrooms with mirrored built-in wardrobes
- Renovated bathroom with stylish floor-to-ceiling tiles
- Separate toilet for added convenience
- Electric roller shutters to the front window
- Modern laundry with excellent storage capacity
- Ducted air conditioning and ceiling fans throughout
- Floorboards in living areas and bedrooms for easy maintenance
- Designated undercover single car space
- Private yard with a decked undercover patio and two garden sheds

Community Amenities:

Access to a tennis court, indoor swimming pool, and community room within a secure complex

Location Highlights:

- 650m walking to Campbelltown Sports Stadium
- 650m walking to Wests Leagues Club
- 850m walking to Leumeah Train Station
- 1.1km to Leumeah Public School
- 1.7km to Leumeah High School

Don't miss your chance to secure a well-maintained home in a convenient and

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PRICE:
\$575,000



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Disclaimer: Floor plans are for illustrative purposes and are intended to give a general indication of the layout only. All dimensions are approximate and are not intended to form part of any contract or warranty. Floor plan prepared by Fine Estates Photographs, 0431567185.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.